



Memorandum

TO: Historic Landmarks Commission

FROM: Courtney Damkroger
Historic Preservation Officer

SUBJECT: SEE BELOW

DATE: July 24, 2003

HISTORIC LANDMARK INITIATION FOR THE MOODY FLATS APARTMENT BUILDING, 311 N. SECOND ST. (HL03-148)

BACKGROUND

In May 2003 the Moody Flats Apartment Building located at 311 N. Second St. was evaluated in a Department of Parks and Recreation Form (DPR) and Historic Evaluation Sheet (attached). The Evaluation Tally of 89.69 exceeds the threshold for City Landmark status. The Moody Flats building was included as a contributing structure within the National Register Hensley Historic District in 1983, however, the building was not included in the City Landmark Hensley Historic District in 1990. Building owner Rusty Lutz recently submitted an application for Historic Landmark designation of the residence using the research documented in the attached DPR.

The subject site is currently zoned LI Light Industrial, and designated GC General Commercial on the General Plan Land Use and Transportation Diagram.

ANALYSIS

The following information is included in the DPR. This block was just to the southwest of the Hensley Estate, which stretched from First to Fourth Streets between what is now the Southern Pacific railroad right-of-way and Empire Street. In the late 1890's, multi-family housing became a new trend in the neighborhood. The first multi-family dwelling in this block was a four-flat apartment house erected along First Street between 1891 and 1901. In 1903, Judge Lee subdivided his property into three house lots, selling the southerly most one to Ada Bascom Moody. Alden E. and Ada Moody built the three-flat apartment building in 1903.

The design of Moody Flats was executed in the vocabulary of Classical Revival architecture. The building is a three-part composition, consisting of separately defined base, main body and roof elements. The base of the composition is sheathed with a narrow-profile redwood channel rustic drop siding and the upper stories are sheathed with four-inch redwood siding with a flat profile. This visual technique was used locally in the early twentieth century in neo-classical buildings to reflect the heavier masonry buildings of Renaissance architecture. The roof has a single ridge and front and rear facing gables, which are articulated through the use of a prominent oversized dentil at the base that extends around the ends of the gables below the soffits.



The building's fenestration consists of primarily one-over-one double hung wood windows surrounded by molding casings. The front windows have hoods of crown molding that sit above drip-cap trim. A large fixed oculus window is centered at the upper story and a large bank of small leaded windows is located on the front portion of the south elevation.

As part of seismic repairs, the building was lifted and the brick foundation and stem walls were removed. The bricks were recovered and re-used to replace non-original concrete front steps and damaged masonry flues along the south elevation. The front portico is original to the building and within the alcove are the original tile floor, wood paneling and three front entry doors as designed in 1903.

The Moody Flats Apartment Building merits designation as a historic landmark based on its historical, cultural and architectural significance (see attached State form and Historic Evaluation Form). The building qualifies for landmark status based on the following criteria of the Historic Preservation Ordinance (Municipal Code Section 13.48.110):

6. Its embodiment of distinguishing characteristics of the Neo-Classical era architectural type or specimen as well as ; and
8. Its embodiment of elements of architectural design in that it is a unique example of an early multi-family residential building.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission forward a recommendation to the City Council to initiate proceedings to designate the Moody Flats Apartment Building as an Historic Landmark.

Courtney Damkroger
Historic Preservation Officer

Attachment

- ? Photographs
- ? DPR form and City of San Jose Evaluation Sheet
- ? Map